

To: **Planning Commission**
From: **Melissa Sonnek, City Planner**
Date: **May 19, 2020**

Site Plan, Preliminary, & Final Plat for 1665 Oakdale Ave – More Space LLC

REQUEST:

Larry Koland, on behalf of More Space LLC, is requesting the review of site plan, preliminary, and final plat applications for the construction of a 122,739 square foot climate controlled storage building at 1665 Oakdale Avenue.

Attachments:

Application

Notice

Submitted plans

Memos from the Env. Comm. & Engineering

Staff Presentation



CURRENT USES AND ZONING:

	Use	Zoning
Subject Property	Vacant Lot	I1 – Light Industrial
Properties to North	Crawford Door Co.	I1 – Light Industrial
Properties to East	WSP Sports Complex	R4 – Multifamily Residential
Properties to South	Midwest Plastics Inc.	I1 – Light Industrial
Properties to West	Evolve Workplace	I1 – Light Industrial

1) SITE PLAN ANALYSIS:

Building Setbacks

The I1 – Light Industrial district requires the below listed building setbacks.

	Code Setbacks	Proposed Setbacks
Front (Adj. to R)	100 ft. min	NE – 97 ft. SE – 173 ft. Average – 134 ft.
Rear	20 ft. min	44 ft.
Side (North)	10 ft. min	25 ft.
Side (South)	10 ft. min	32 ft.

Parking Setbacks

The I1 – Light Industrial district requires the below listed parking setbacks. The proposed site plan details that all parking setbacks meet code requirements.

	Code Setbacks	Proposed Setbacks
Front	10 ft. min	Parking – 61.5 ft. (<i>average</i>) Proof – 25 ft.
Rear	10 ft. min	Parking – N/A Proof – 10 ft.
Side (North)	0 ft.	Parking – N/A Proof – N/A
Side (South)	0 ft.	Parking – N/A Proof – 14 ft.

Parking Counts

The applicant is proposing a total of 21 parking stalls (as well as 41 proof of parking) for this project, 12 surface stalls located at the front of the building and 9 stalls located within the building that will be used for loading and unloading. The applicant has stated that they see these stalls used the most, while only a few of the surface stalls are used at a time.

Code requires one parking stall per 2,000 sq. ft. of floor area, which for this site equates out to 61 stalls. The code does allow for proof of parking, which the applicant has agreed to provide in the future if/when the stalls are needed. For the time being, City Staff would much prefer to see the area occupied by additional trees and greenspace rather than un-used parking stalls.

Drive Aisle and Parking Stall Dimensions

The submitted plans show a two-way drive aisle width of 26 ft., parking stall depths of 20 ft., and stall width of 9ft. All are compliant with code minimums which are 22 ft., 20 ft., and 9ft. respectively. The

applicant has stated that based on the typical vehicle traveling in and around the site, they prefer to have larger drive aisles.

Curbing

The proposed parking lot will include B-6-12 curbing, as required by code.

Lighting

The submitted lighting plans do show a small amount of lighting at a few sections of the property line. Since code requires the lighting levels be zero foot-candles at the property lines, City Staff is recommending as a condition of approval that the lighting plan be revised so that the lighting levels do not exceed zero foot-candles at all abutting property lines, and no direct glare may extend into the public street, public open space, or neighboring properties.

Landscaping

The submitted plans detail the removal of 104 quality trees (740 caliper inches). The zoning ordinance requires that whenever the removal of quality trees occurs, a minimum of 30 percent must be replaced. For the proposed removal, the required caliper inches to be replaced equates out to 222 caliper inches (or 89 trees that measure 2.5 caliper inches). The submitted plan numbers fall just short of the required minimum while proposing a total of 210 caliper inches (see landscape plan for specifics). As a result, City Staff is recommending as a condition of approval that the applicant either increase the number of trees or caliper inches of the proposed trees to meet the 222 caliper inches needed to meet the minimum.

In addition, for development/redevelopment in commercial and industrial districts, the code requires one tree per 20 lineal ft. of property line, which for this property (1,398 lineal ft.) equates out to 70 trees. As shown in the attached plans, the applicant is proposing 50 deciduous trees, totaling to 210 caliper inches, as well as 30 shrubs, 70 perennials, and 61 ornamental grasses. Staff is comfortable with the lower number of trees since the proposed size of the trees is larger. Specifically the 14 evergreens located in the front yard that are expected to measure 30ft. in height.

Environmental Committee Review

The Environmental Committee held an informal review of the submitted plans since all committees that do not host public hearings have been temporarily suspended due to COVID-19. The Assistant Parks Director, Dave Schletty, distributed the plans to the committee and requested feedback on the submitted plans.

The Committee approved the proposed variety and number of trees for the site, they also liked the addition of the bio-retention pond. In addition to the proposed landscaping, the committee agreed that dark sky compliant lighting and a green roof would be a great addition to this development.

The Environmental Committee recommends approval of the plans with following additions for consideration:

- Strongly encourage the use of “pollinator friendly” native plants that were not treated with “neonicotinoids”,
- Recommend the addition of a green roof to treat stormwater onsite, and
- Encourage that all exterior lighting be Dark Sky compliant.

Staff is recommending as a condition of approval that the applicant consider the site plan additions recommended by the Environmental Committee detailed in the memo dated April 13, 2020.

Screening

Since the proposed development is across the street from a residential use, the code requires additional screening. According to code section 153.032 (E)4, screening can be accomplished through one or a combination of any of the following items: a decorative fence, masonry wall, or landscaping.

As mentioned previously, the applicant is proposing several substantial evergreens to screen the large building from the park across the street. City Staff is satisfied with this proposal.

Construction Materials/Design

The applicant is proposing a mixture of flat and raked precast aggregate paneling and glass for the building, all of which are considered to be primary building materials in the industrial district.

Trash Enclosure

The submitted plans do not include any specifics on trash enclosures. As such, City Staff is recommending as a condition of approval that any/all trash enclosures comply with section 153.032 (F)6 of the zoning code.

Signage

The proposed plans do not include signage specifics at this time. Staff is recommending a condition of approval requiring that all signage meet the requirements of Section 153 of the Zoning Ordinance.

Engineering/Storm water Review

The site plan was reviewed by an engineering consultant to specifically review storm water run-off, rate control, and filtration, as well as the proposed stormwater filtration pond.

The engineering consultant listed a number of recommendations regarding obtaining proper permits, storm, drainage calculations, and other plan specifics. As such, City Staff is requiring as a condition of approval, that the applicant adhere to all items outlined in the WSB Engineering Memo dated May 12, 2020.

In addition, Staff is recommending a condition of approval that prior to obtaining a building permit, the applicant enter into a stormwater management agreement with the city for the proposed stormwater filtration basin.

PLAT ANALYSIS:

Plat Summary

Gross Acres – 2.14

Proposed Number of Lots – One

Total Easement Sq. Ft. ~ 7,797.80

Total Right-of-Way Sq. Ft. ~ 9,525

Dakota County Plat Commission

The Dakota County Plat Commission reviewed the proposed plat at their March 15th, 2020 meeting. The Plat Commission requested 50ft. of right-of-way along Oakdale Avenue (county road) as well as reducing the number of curb cuts down to one (as is shown on the included plans). As such, City Staff is recommending as a condition of approval that the applicant adhere to the items detailed in the Dakota County Plat Commission memo dated April 16th, 2020.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the SITE PLAN to allow for the construction of a climate controlled self-storage facility at 1665 Oakdale Ave. subject to the submitted plans and the following conditions:

1. Council approval of the corresponding preliminary and final plat application,
2. The applicant shall apply for and obtain all applicable building and sign permits,
3. The applicant shall revise the lighting plan to ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties,
4. The applicant revise plans to either increase the number of trees or increase the caliper inches of the proposed trees to meet the 222 caliper inches minimum requirement,
5. Any/all trash enclosures comply with section 153.032 (F)6 of the zoning ordinance,
6. All signage must comply with section 153 of the zoning ordinance,
7. The applicant shall consider the recommendations of the Environmental Committee per the attached memo dated April 13, 2020,
8. The applicant shall adhere to all items outlined in the WSB Engineering Memo dated May 12, 2020,
9. The applicant shall enter into a storm water management agreement prior to the application of a building permit, and
10. The applicant shall adhere to all items outlined in the Dakota County Plat Commission dated March 16, 2020.

Staff recommends the APPROVAL of the PRELIMINARY and FINAL PLAT for 1665 Oakdale Ave. subject to the following conditions:

1. Council approval of the corresponding site plan application,
2. The applicant shall adhere to all items outlined in the Dakota County Plat Commission memo dated March 16, 2020, and
3. The plat shall be recorded with Dakota County within one year of approval and prior to the application of a building permit.